



The Avenue Tankersley Barnsley S75 3AQ
Guide Price £215,000

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GUIDE PRICE £215,000-£225,000 ** FREEHOLD ** Located in this very popular and sought-after area on this cul-de-sac position is this three bedroom semi detached property which enjoys lovely views to the front and rear and benefits from a double-width driveway, uPVC double glazing and gas central heating. The property has been modernised and renovated to a high standard by the current owners including a new shaker kitchen and bathroom, new windows with solid pine window sills, composite front and rear patio doors, new flooring, replastered and decorated and re-rendered to the front. Situated close to highly regarded schools, a local post office, and picturesque countryside, all while being just a short drive from Junction 36 of the M1.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a front door into the extended porch which in turn leads into the lounge. The well proportioned lounge has an electric fire, which is the focal point of the room. A door then opens into the open plan kitchen/diner with a range of units and contrasting quartz worktops. Integrated appliances include a slimline dishwasher, washing machine, microwave, electric oven, five ring gas hob with extractor above space for an American fridge freezer. There is also an integrated bin, pull-out larder and utility cupboard with space for a tumble dryer. Herringbone engineered flooring. A door then opens to a side entrance lobby and a useful store room.

From the entrance hall, a staircase rises to the first floor landing with access into a partly boarded loft space, the three bedrooms and the bathroom. The principal is to the front aspect. Double bedroom two is to the rear and benefits from fitted wardrobes. Bedroom three is to the front and has a storage cupboard over the stairs which houses the gas boiler. The modern and contemporary bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

- EARLY VIEWING ADVISED
- MODERNISED THROUGHOUT INCLUDING A NEW KITCHEN & BATHROOM
- LOVELY VIEWS TO THE FRONT & REAR
- DOUBLE-WIDTH DRIVEWAY
- GOOD SIZED LOUNGE
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- USEFUL STORE ROOM
- EASY ACCESS TO SHEFFIELD & BARNSELY
- CLOSE TO HIGHLY REGARDED SCHOOLS





OUTSIDE

To the front is a double-width driveway. To the rear is a good sized garden which is mainly laid to lawn with gravelled areas, a patio and matching garden fencing erected to all rear boundaries.

LOCATION

Situated close to highly regarded schools, a local post office, and picturesque countryside, all while being just a short drive from Junction 36 of the M1. Nestled in the desirable area of Tankersley, on the southern edge of Barnsley, this home is ideally positioned for easy access to both Sheffield and Barnsley.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

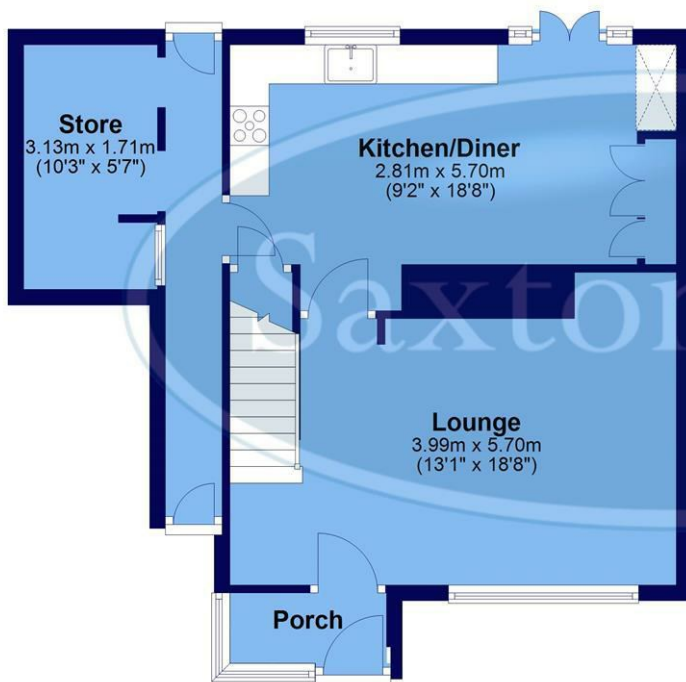
VALUER

Greg Ashmore MNAEA

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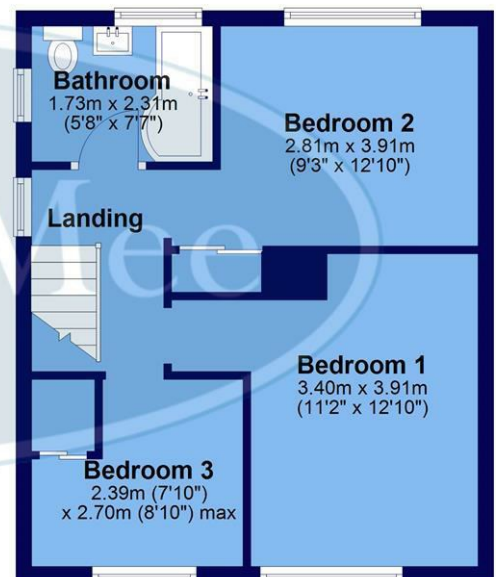
Ground Floor

Approx. 52.0 sq. metres (559.8 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.4 sq. feet)



Total area: approx. 91.3 sq. metres (983.2 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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